



400 SPRINGLAKE BOULEVARD
LONDON, KY 40744



Amy Mellinger
C: 859.619.5369
O: 859.309.0099
Amy@BALRealEstate.com



Lucas Witt
C: 859.948.5646
O: 859.309.0099
Lucas@BALRealEstate.com

PROPERTY DESCRIPTION:

\$7.00 PSF + NNN

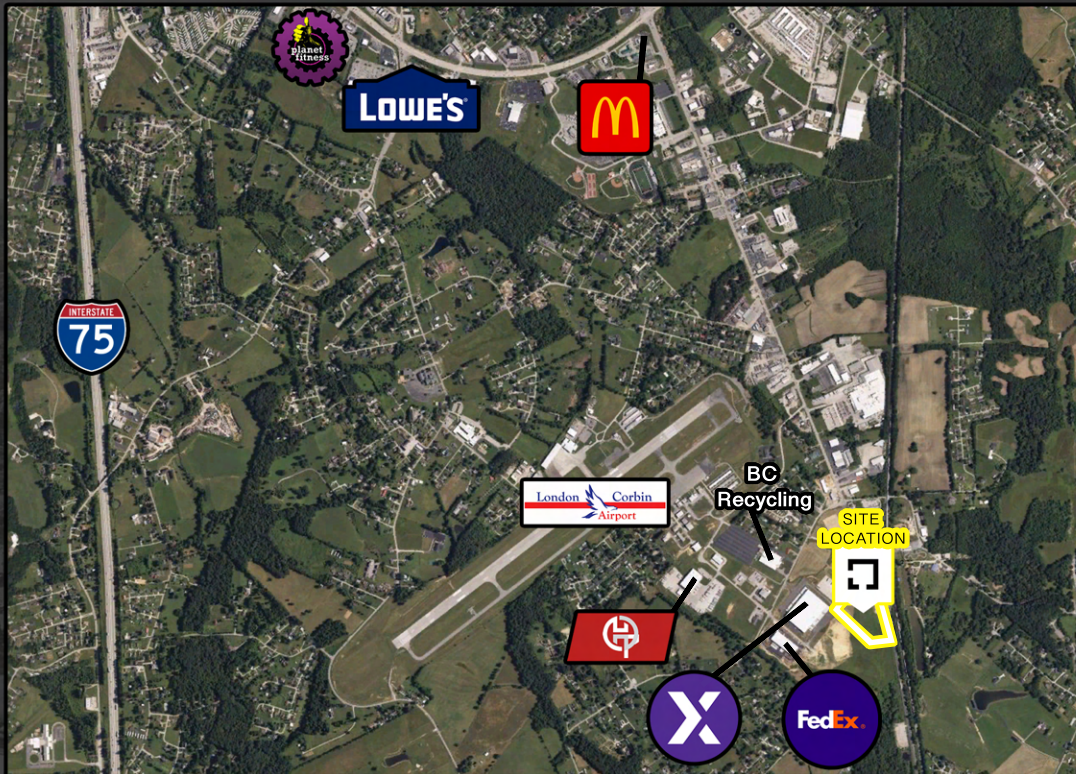
Nestled within a thriving industrial park, this proposed new construction offers up to 80,000 SF of thoughtfully designed industrial space on 8.60 acres. The location provides immediate connectivity to I-75 and is well-designed for manufacturing, distribution, and warehousing.

LOCATION DESCRIPTION:

The property is strategically situated in London, Kentucky and just 3.5 miles from I-75 at Exit 38.

PROPERTY SPECIFICATIONS:

Address:	400 Springlake Blvd.
Year Built/Renovated:	Proposed New Construction
Zoning:	Industrial
Total SF:	50,000 SF - 80,000 SF
Office SF:	TBD
Acres:	8.6 Acres
Building Dimensions:	202.7 x 252.7
Construction:	Pre-engineered metal
Clear Height:	30' clear height
Column Spacing:	6" reinforced concrete
Power:	1200 AMP
Dock Doors:	(5) loading docks
Drive-In Doors:	(3) drive-in doors
Sprinkler System:	Wet
Car Parking:	25 parking spaces
HVAC:	Heated Warehouse
FLOOR:	6" reinforced concrete



BOUNDARY SURVEY



BOUNDARY SURVEY

LONDON-LAUREL COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD BEARING
C1	549.75	150.00	452.28	117°50'57.4"	117°50'57.4"
C2	549.75	118.15	315.82	121°13'03.4"	121°13'03.4"
C3	180.00	118.15	113.07	85°46'58.03"	85°46'58.03"
C4	180.00	177.72	144.00	115°49'56.76"	115°49'56.76"
C5	180.00	177.31	138.85	114°45'41.46"	114°45'41.46"



CERTIFICATE OF ACCURACY

I hereby certify that this Plat and/or Survey was made by me and/or under my direct supervision and the method of GPS observations as used hereon is a "GPS SURVEY" which meets or exceeds the requirements of the provisions of the Kentucky Surveying Act.

09/30/2021
NEIL K. GRANDJEAN, PLS
D027

TITAN SURVEYING

P.O. Box 2059 Corbin, Kentucky 40302 (606) 215-1396
titanurveying@gmail.com
www.titanurveying.com

Date: 09/30/2021 Scale: 1"= 80'

Drawn by: N.G. Checked by: N.G.

SHEET 01 OF 1

A Boundary Division of the Property of and surveyed for London-Lauel County Industrial Development Authority 496.06 Wilcox Road London, Kentucky 40304
Project title: Approximately 3.00 acres southeast of the Junction of U.S. 29 (South Laurel Road) and Kentucky Highway 2006 London, Kentucky 40304

GPS DATA

Percent of Accuracy (Coordinate): GPS 100%
GPS Manufacturer and Model: Leica 13 W Javelin (Trimble 2 Base)
GPS Survey Type: RTK
Last Date of Calibration: 09/27/2021
Intuitive Positional Accuracy: Meets or Exceeds +/- 0.01'-100 PPM
 Kentucky State Plane (NAD83) Zone 17 East
 NAD: 83 (2011) GCS: 17 E

SOURCE FILE

8.60 ACRES.DWG

THIS DRAWING IS PART OF THE SAME PROPERTY CENTERLINE SURVEY AS SHOWN HEREON AND IS TO BE CONSIDERED AUTHORITY IN ORDER DATED FEBRUARY 28, 2017 AND RECORDED IN DEED BOOK 738, PAGE 133 IN LAUREL COUNTY RECORDS.

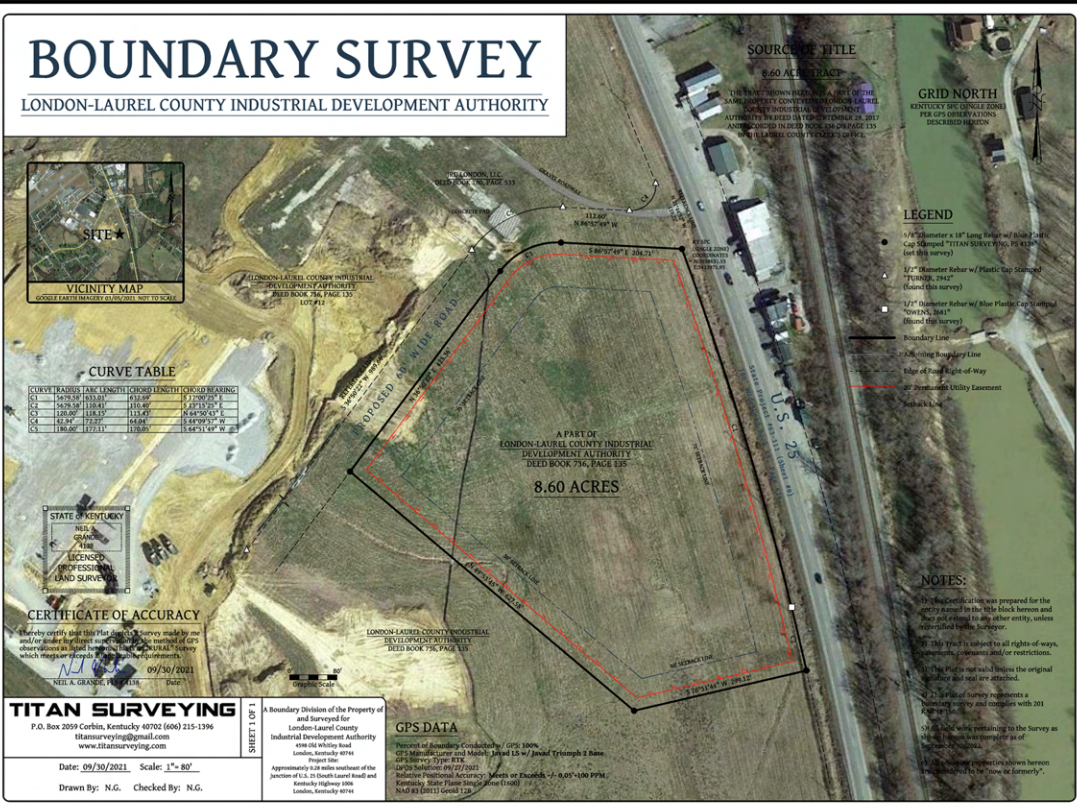
GRID NORTH
KENTUCKY STATE ZONE
PER GPS OBSERVATIONS
RECORDED HEREON

LEGEND

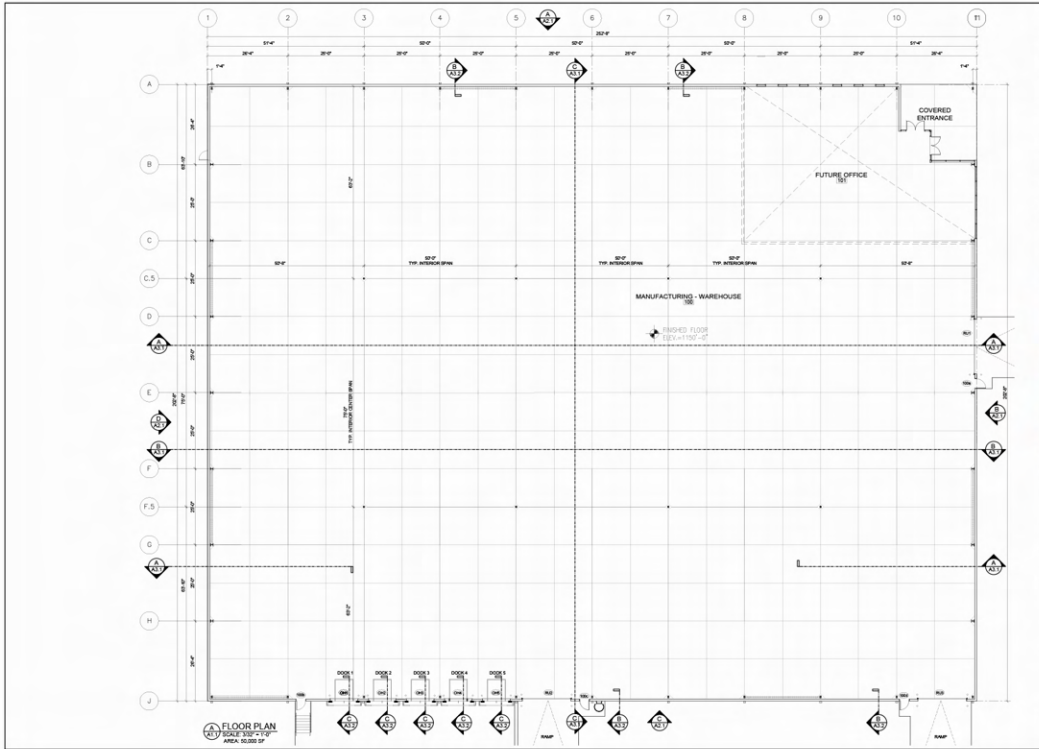
- 1/4" Diameter x 18" Long Rebar w/ 1/2" Cap Stamped "TITAN SURVEYING, PLS" (not this survey)
- 1/2" Diameter Rebar w/ Plastic Cap Stamped "TITAN SURVEYING, PLS" (found this survey)
- 1/2" Diameter Rebar w/ Blue Plastic Cap Stamped "OWENS CORNING" (found this survey)
- 1/2" Diameter Rebar w/ Blue Plastic Cap Stamped "OWENS CORNING" (found this survey)
- Boundary Line
- Existing Property Line
- Edge of Paved Right-of-Way
- Proposed Utility Easement
- Right-of-Way

NOTES:

1. This Certification was prepared for the party named in the title block hereon and may not exist in any other entity, unless indicated herein, however.
2. This Plat is subject to all rights-of-way, easements, encumbrances and/or restrictions.
3. This Plat is not valid unless the original or a true and correct copy is attached.
4. A physical survey requires a Kentucky survey and complies with 201 Kentucky Surveying Act.
5. All data shall remain to the survey as shown on this computer as of 09/30/2021.
6. This drawing is shown hereon for informational purposes only and is not to be "true as formerly".

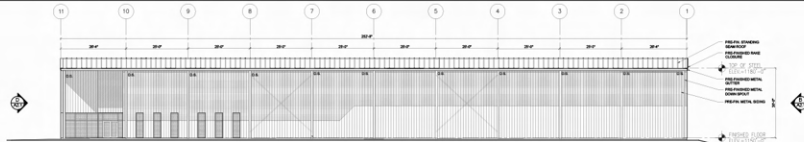


FLOOR PLAN

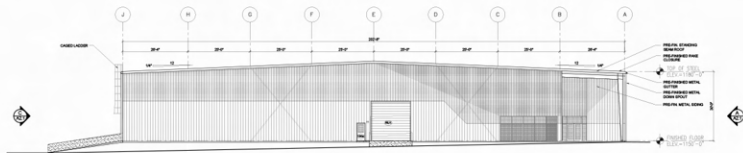


<p>Professional Engineer, State of California License No. 52315, expires 12/31/2024</p>	
DATE: 10/20/23 DRAWN BY: [Name] CHECKED BY: [Name]	PROJECT NAME: NEW SPEC BUILDING GREEN PARK DEVELOPMENT 480 Sanger Boulevard, Los Altos, CA 94024
<p>MP Kelly Design & Construction 1001 Langdon Road, Redwood City, CA 94061</p>	
SHEET NAME: FLOOR PLAN 50,000 SF	SHEET NAME: A1.1

BUILDING ELEVATIONS



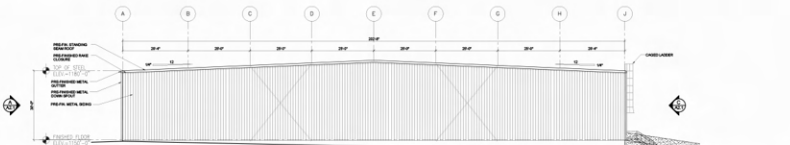
FRONT ELEVATION
SCALE 3/32" = 1'-0"



LEFT SIDE ELEVATION
SCALE 3/32" = 1'-0"



REAR ELEVATION
SCALE 3/32" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 3/32" = 1'-0"



J&J Architects, Inc.
1000 Industrial Park Blvd., Suite 100
P.O. Box 1000, P.O. Box 1000, P.O. Box 1000



REVISION
DATE: 11/11/11
BY: J&J

MP Kelly
Design & Construction
1001 Campbell Road, Suite 100, P.O. Box 1000

**NEW SPEC BUILDING
GREER INDUSTRIAL PARK**
1000 Industrial Park Blvd., Suite 100, P.O. Box 1000

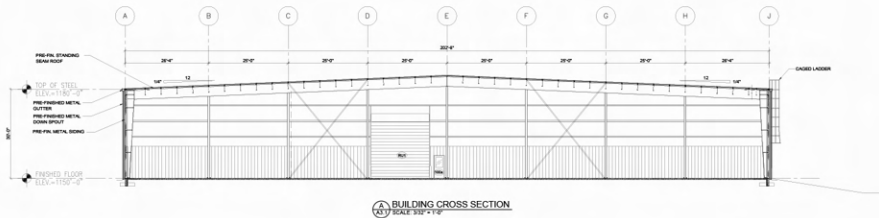
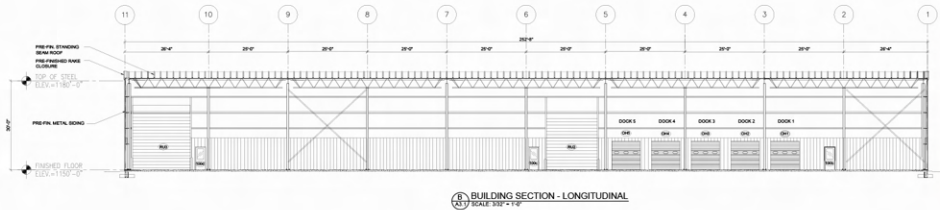
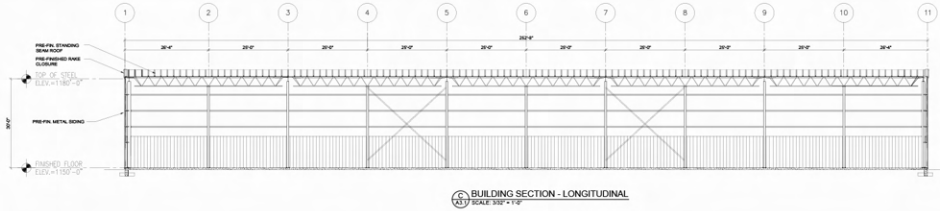
**BUILDING ELEVATIONS
50,000 SF**

A2.1

PROJECT NAME

SHEET NAME

BUILDING SECTIONS



J&J Precision
Engineering and Surveying
10000 13th Street, Suite 100
Denver, CO 80231
Phone: 303.733.1111
Fax: 303.733.1112
www.jandjprecision.com



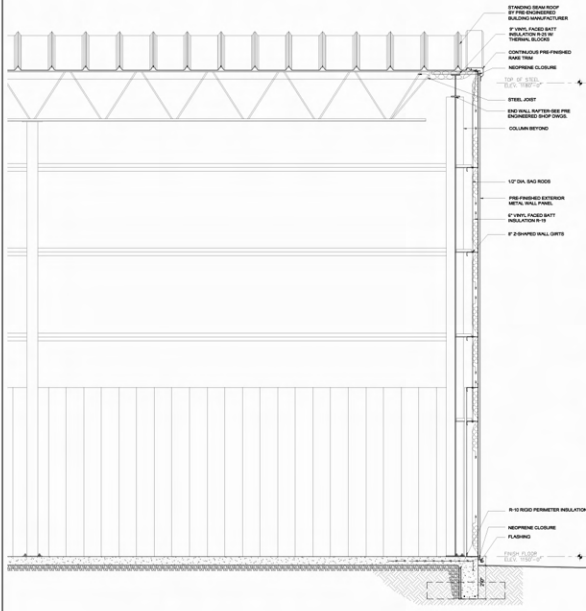
DATE	DESCRIPTION

MP Kelly
ARCHITECTS
DESIGN & CONSTRUCTION
1001 Commerce Blvd., Suite 400, Denver, CO 80246

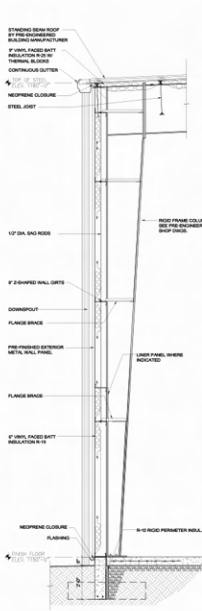
NEW SPEC BUILDING
GREER INDUSTRIAL PARK
4800 Springdale Industrial Center, or 4874
PROJECT NAME

BUILDING SECTIONS
50,000 SF
SHEET NAME

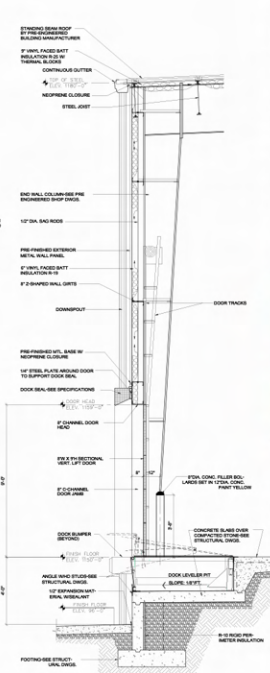
BUILDING WALL SECTIONS



END WALL SECTION - TYP.
SCALE 1/2" = 1'-0"



SIDE WALL SECTION - TYP.
SCALE 1/2" = 1'-0"



SIDE WALL SECTION - AT DOCK
SCALE 1/2" = 1'-0"

100 Langston Blvd., Richmond, VA 23220-3606

NEW SPEC BUILDING GREEN DEVELOPMENT AND STRATEGIC PLANNING, LONDON, VA 20174

PROJECT NAME

SHEET NAME

BUILDING WALL SECTIONS
50,000 SF

DATE